065.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	716,600 / 716,600
					USE VALUE:	716,600 / 716,600
					ASSESSED:	716,600 / 716,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HORVATH JULIE
Owner 2:	
Owner 3:	
Street 1:	37 KIMBALL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HUNTER CRAIG P -
Owner 2:	LYNCH MARGARET A -
Street 1:	37 KIMBALL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,566 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Asbestos Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5566.000	302,300	3,400	410,900	716,600
Total Card	0.128	302,300	3,400	410,900	716,600
Total Parcel	0.128	302,300	3,400	410,900	716,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.80 | /Parcel: 382.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 41822

GIS Ref

GIS Ref

Insp Date 11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 065.0-0004-0013.0

!5619!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,500	3400	5,566.	410,900	716,800	716,800	Year End Roll	12/18/2019
2019	101	FV	231,100	3400	5,566.	381,500	616,000	616,000	Year End Roll	1/3/2019
2018	101	FV	231,100	3400	5,566.	381,500	616,000	616,000	Year End Roll	12/20/2017
2017	101	FV	231,100	3400	5,566.	334,600	569,100	569,100	Year End Roll	1/3/2017
2016	101	FV	231,100	3400	5,566.	305,200	539,700	539,700	Year End	1/4/2016
2015	101	FV	225,500	3400	5,566.	270,000	498,900	498,900	Year End Roll	12/11/2014
2014	101	FV	225,500	3400	5,566.	255,300	484,200	484,200	Year End Roll	12/16/2013
2013	101	FV	225,500	3400	5,566.	243,000	471,900	471,900		12/13/2012

PRINT

Date	Time
12/10/20	20:28:55

LAST REV

Date	Time
10/10/19	13:24:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5619

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUNTER CRAIG P	43567-348		8/23/2004		443,625	No	No		
MILLER JAMES S	28875-424		7/24/1998		276,000	No	No		Y

USER DEFINED

Prior Id # 1:	41822
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2008	323	Redo Bas	19,841			G9	GR FY09	FINISH PORTION OF

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Meas/Inspect	CC	Chris C
3/18/2009	Meas/Inspect	372	PATRIOT
12/28/2004	MLS	MM	Mary M
3/8/2000	Inspected	197	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5566		Sq. Ft.	Site		0	70.	1.05	12									410,885						410,900	

Total AC/HA: 0.12778 | Total SF/SM: 5566 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 410,885 | Spl Credit | Total: 410,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32307684
Const Adj.:	0.93100190
Adj $ / SQ:	153.973
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371327
Depreciation:	69067
Depreciated Total:	302260

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

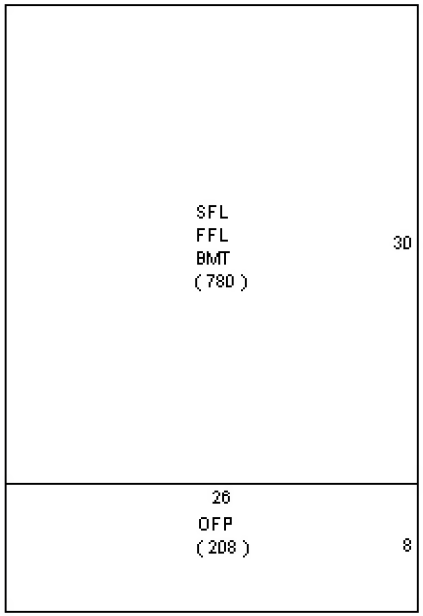
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.97
Special Features:	0	Val/Su Net:	118.64
Final Total:	302300	Val/Su SzAd	193.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	780	58.200	45,398
FFL	First Floor	780	153.970	120,099
SFL	Second Floor	780	153.970	120,099
OFP	Open Porch	208	22.750	4,731

Net Sketched Area:	2,548			Total:	290,327
Size Ad	1560	Gross Are	2548	FinArea	1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1925	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400